

116.0

0010

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

642,500 / 642,500

USE VALUE:

642,500 / 642,500

ASSESSED:

642,500 / 642,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		HANCOCK ST, ARLINGTON

Legal Description							User Acct
							75117
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

OWNERSHIP

Unit #:

Owner 1: BROADHURST DAVID T	
Owner 2: BROADHURST DEBORAH J	
Owner 3:	
Street 1: 23 HANCOCK STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6967	Sq. Ft.	Site			0	70.	0.90	6									440,306						440,300	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	163	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	BK: 20460 PG: 156.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Fair	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB: 1

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	31 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	133.650
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293019
Depreciation:	90836
Depreciated Total:	202183

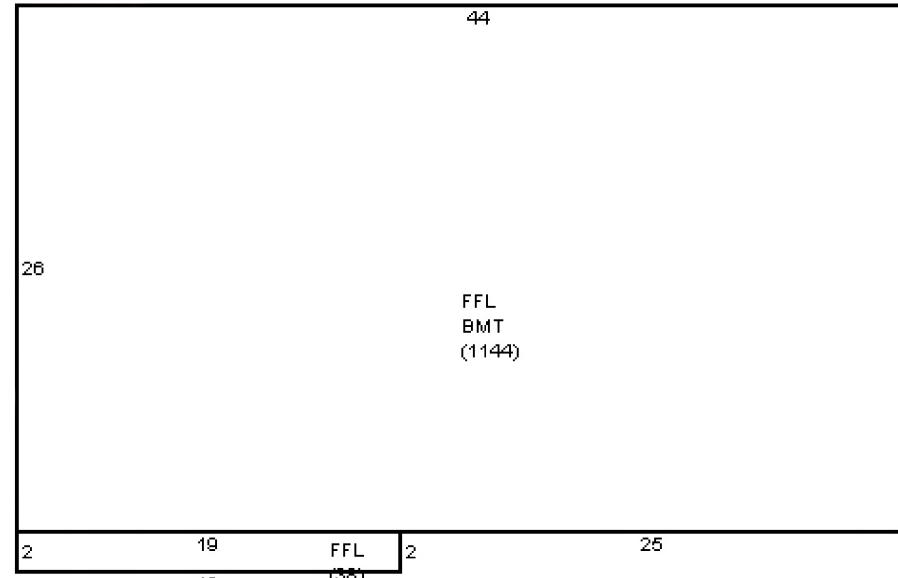
WtAv\$/SQ:	AvRate:	Ind.Val
	Juris. Factor:	Before Depr: 133.65
Special Features:	0	Val/Su Net: 86.93
Final Total:	202200	Val/Su SzAd: 171.07

MOBILE HOME

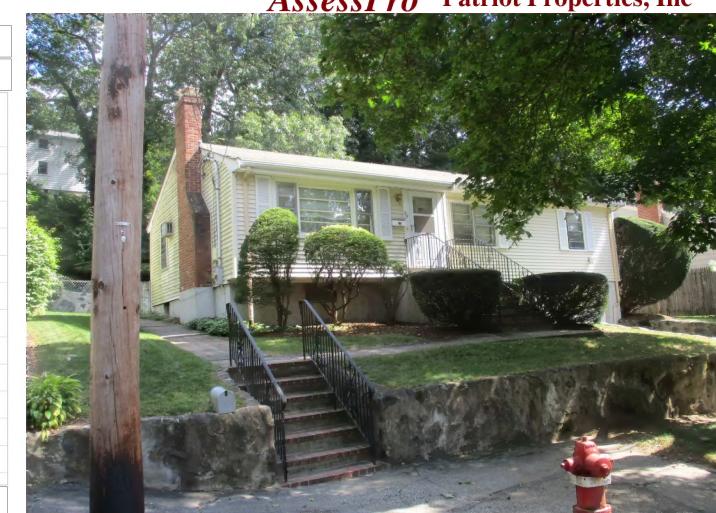
Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 116.0-0010-0011.A**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten	
FFL	First Floor	1,182	133.650	157,974							
BMT	Basement	1,144	50.520	57,795	BMT	100	RRM	40	A		
<hr/>											
Net Sketched Area:						Total:					
Size Ad	1182	Gross Area	2326	FinArea	1640						

IMAGE**AssessPro Patriot Properties, Inc**